

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
MINOR MODIFICATION OF URBAN RENEWAL PLAN  
ST. BOTOLPH STREET ELDERLY HOUSING URBAN RENEWAL PROJECT  
MASS. R-148

WHEREAS, the Urban Renewal Plan for the St. Botolph Street Elderly Housing Urban Renewal Project, No. Mass. R-148, was adopted by the Boston Redevelopment Authority on December 19, 1968, and requires the development of land in compliance with the regulations and controls of the plan; and

WHEREAS, Section 1001, "Modification", of Chapter X, of the said Plan, entitled "Modification and Termination" provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHILE <sup>AS</sup> Section 201, sub-section (1), said Section being entitled: "Objectives" of said Urban Renewal Plan calls for the use of Disposition Parcel No. 1 "to provide a site for low-rent public housing for the elderly".


NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Chapter V, Section 502, subsection (4), said subsection being entitled "Minimum Parking Ratio" of the St. Botolph Street Elderly Housing Urban Renewal Plan is hereby modified by substituting 0.1 space per dwelling unit for the existing 0.2 space per dwelling unit requirement.
2. That Chapter V, Section 503, subsection (1), said subsection entitled "Artistic Amenities" of the St. Botolph Street Elderly Housing Urban Renewal Plan is hereby deleted in its entirety.
3. That the proposed modification is found to be minor which does not substantially or materially alter or change the Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.




The second modification requested is the deletion of the artistic amenity requirement which calls for the provision of 1% of the construction costs being allocated to works of art, such as ornaments, sculpture or paintings. It is submitted that the developer has through the provisions of open garden and seating areas utilized the use of available funds more functionally and more appropriately than would have been the case if he had provided the above-mentioned works of art.

In the opinion of the General Counsel, the proposed modifications constitute minor plan changes and do not substantially or materially alter or change the basic Plan. This modification may therefore be effected by vote of the Authority, pursuant to Section 1001 entitled "Modification", of Chapter X of the St. Botolph Street Elderly Housing Urban Renewal Plan.

 This proposed modification is submitted at the request of the Redeveloper. An appropriate Resolution is attached.

Attachment









MEMORANDUM

MAY 18, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN  
ST. BOTOLPH STREET ELDERLY HOUSING URBAN RENEWAL PROJECT  
MASS. R-148

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SUMMARY: This Memorandum requests that the Authority adopt a minor modification of the St. Botolph Street Elderly Housing Urban Renewal Plan with regard to Disposition Parcel No. 1 which comprises the total land area to be disposed of within the project boundaries.

In November, 1968, the Boston Redevelopment Authority approved the St. Botolph Street Elderly Housing Project for the specific objective of constructing low rent public housing units for the elderly. On January 6, 1972, the Authority tentatively designated LiDapell Associates, Inc. to proceed expeditiously with the development of final plans and specifications which would allow for the construction of 134 units of elderly public housing.

Throughout the design review process, it was evident that several minor modifications would have to be made to the original Plan in order to construct the units within the statutory cost limits and the constraints imposed by the fact that the disposition parcel is comprised only of approximately 20,000 square feet. The two modifications that n. to be made relate to the minimum parking ratio and to the provision of artistic amenities within the proposed building.

Since this building is to be constructed through the "Turnkey" method for eventual ownership and management by the Boston Housing Authority; their input with regard to the Urban Renewal Plan was sought throughout the design review process. The Boston Housing Authority concurs in both of these modifications being made. Specifically, the modification would consist of lowering the minimum parking ratio from .2 spaces per dwelling unit to .1 space per dwelling unit. This request is consistent with surveys that have been conducted on occupied public housing elderly projects within the City of Boston which show a requirement of approximately .08 spaces needed per dwelling unit.

